

99-0-1912

(Do Not Write Above This Line)

AN ORDINANCE Z-82-29

BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-82-29 AS AMENDED, ADOPTED BY CITY COUNCIL MAY 3, 1982 APPROVED BY THE MAYOR MAY 4, 1982 REZONING FROM R-3 (SINGLE-FAMILY-RESIDENTIAL) DISTRICT TO PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT PROPERTY LOCATED AT THE BLOCK BOUNDED BY RAILROAD AVENUE/OAK VALLEY ROAD/WRIGHT AVENUE AND LAKESIDE DRIVE, N.E. (NOW KNOWN AS 950 EAST PAGES FERRY ROAD, N.E.) FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN FOR A PORTION OF SAID PROPERTY.

OWNER: HMH REALTY COMPANY, INC. AND THE TRAVELERS INSURANCE COMPANY

APPLICANT: TCRA PROPERTIES, INC. NPU-B COUNCIL DISTRICT 7

ADOPTED BY  
AUG 0 7 2000  
COUNCIL

SUBSTITUTE AS AMENDED

- ☐ **CONSENT REFER**  
☒ **REGULAR REPORT REFER**  
☐ **ADVERTISE & REFER**  
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 11/15/99

Referred To: ZRB & Zoning

First Reading

Committee  
Date  
Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee  
Date  
Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED  
AUG 7 2000

ATLANTA CITY COUNCIL PRESIDENT

*Barbara A. Pitts*

CERTIFIED  
AUG 0 7 2000

*Franklin D. Williams*  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

AUG 16 2000

WITHOUT SIGNATURE  
BY OPERATION OF LAW

99-0-1912

City Council  
Atlanta, Georgia

A Substitute Ordinance  
BY: Zoning Committee

Z-82-29  
1/14/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,  
GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **950 East Paces Ferry Road, N.E.** be changed from the PD-MU (Planned Development-Mixed Use), PD-OC (Planned Development-Office Commercial) and R-3 (Single-Family Residential) Districts to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 9 of the 17<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

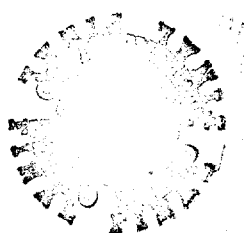
A true copy,

*Phonda Dauphin Johnson*  
Municipal Clerk, CMC

ADOPTED as amended by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

AUG 07, 2000

AUG 16, 2000



Conditions for Z-82-29

Site plan entitled, "Legacy at Lenox, 950 East Paces Ferry Road, Atlanta, Georgia, Trammell Crow Residential" prepared by Niles Bolton Associates, Inc. et al, dated **July 10, 2000** and **revised July 28, 2000, and transmittal letter dated July 31, 2000** from **Carl E. Westmoreland, Jr.**

OMC- Amendment Incorporated by tcp 8/16/00

Sixteenth Floor  
191 Peachtree Street, N.E.  
Atlanta, Georgia 30303  
404 572-6600  
Facsimile 404 572-6999

POWELL, GOLDSTEIN, FRAZER & MURPHY LLP

ATTORNEYS AT LAW

www.pgfm.com

PLEASE RESPOND: Atlanta Address

Direct Dial: (404) 572-4503

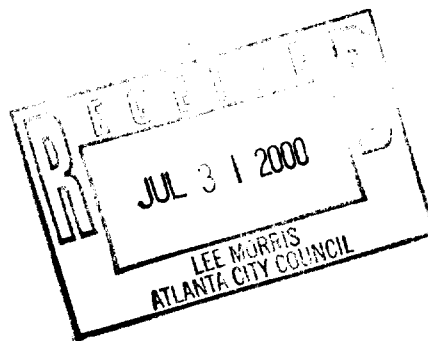
E-mail: cwestmor@pgfm.com

Sixth Floor  
1001 Pennsylvania Avenue, N.W.  
Washington, D.C. 20004  
202 347-0066  
Facsimile 202 624-7222

July 31, 2000

**VIA HAND DELIVERY**

Mr. John A. Bell  
City of Atlanta  
Dept. of Planning, Development &  
Neighborhood Conservation  
68 Mitchell Street, S.W.  
Suite 3350  
Atlanta, Georgia 30335-0308



Re: **Z-99-66**  
**950 East Paces Ferry Road**

Dear John:

Consistent with our discussion with Lee Morris on July 25, this will amend the above case by substituting the enclosed site plan for that currently on file. This plan: (a) changes the number of residential units to not less than 236; (b) changes the number of parking spaces to not more than 534 (144 of which will be allocated to Atlanta Plaza); and (c) changes the height of the residential building to four and six stories and the parking deck to seven and one-half levels.

As you know, this amended plan is submitted in order to address issues regarding parking requirements for the adjacent Atlanta Plaza development. Please present it as a substitute to the Zoning Committee at their meeting on August 1.

If you have questions or need anything further, please let me know.

Very truly yours,

Carl E. Westmoreland, Jr.

CEWJr/mr

Enclosure

::ODMA\PCDOCS\ATL\407884\1

cc: Councilmember Lee Morris (via hand delivery)  
Mr. Mike McGwier (via hand delivery)  
Mr. Dennis Suarez (via hand delivery)  
David H. Flint, Esq. (via hand delivery)



## LEGAL DESCRIPTION

---

*All of that tract or parcel of land lying within the Atlanta City Limits and being a portion of Land Lot 9 of the 17th District of Fulton County, Georgia and being more particularly described as follows:*

*BEGINNING at a PK nail at the intersection of the northwesterly right-of-way of East Paces Ferry Road (70 foot wide right-of-way) and the southwesterly right-of-way of Lakeside Drive (71 foot wide right-of-way) and from this POINT OF BEGINNING thus established, run South 57 degrees 53 minutes 11 seconds West along said northwesterly right-of-way of East Paces Ferry Road (70 foot wide right-of-way) for a distance of 250.00 feet to a PK Nail;*

*Thence continuing along said northwesterly right-of-way of East Paces Ferry Road (70 foot wide right-of-way), run South 57 degrees 53 minutes 11 seconds West for a distance of 180.00 feet to a PK nail;*

*Thence leaving said northwesterly right-of-way of East Paces Ferry Road, run North 32 degrees 06 minutes 54 seconds West for a distance of 384.05 feet to a Pk Nail on the southeasterly right-of-way of Wright Avenue (right-of-way width varies);*

*Thence along the southeasterly right-of-way of Wright Avenue (right-of-way width varies), run North 62 degrees 20 minutes 11 seconds East for a distance of 304.24 feet to an iron pin set at the intersection of the southerly right-of-way of Wright Avenue (right-of-way width varies) and the southwesterly right-of-way of Lakeside Drive (right-of-way width varies at this point);*

*Thence along the southwesterly right-of-way of Lakeside Drive (right-of-way width varies), run South 42 degrees 40 minutes 06 seconds East for a distance of 6.32 feet to an iron pin set;*

*Thence continuing along the southwesterly right-of-way of Lakeside Drive (right-of-way width varies), run along a curve to the left having a radius of 328.00 feet and an arc length of 160.54 feet, being subtended by a chord of South 56 degrees 41 minutes 25 seconds East for a distance of 158.94 feet to an iron pin set;*

*Thence continuing along the southwesterly right-of-way of Lakeside Drive (71 foot wide right-of-way), run along a curve to the right having a radius of 272.00 feet and an arc length of 9.92 feet, being subtended by a chord of South 69 degrees 40 minutes 02 seconds East for a distance of 9.92 feet to an iron pin set;*

*Thence continuing along the southwesterly right-of-way of Lakeside Drive (71 foot wide right-of-way), run along a curve to the right having a radius of 272.00 feet and an arc length of 173.32 feet, being subtended by a chord of South 50 degrees 22 minutes 05 seconds East for a distance of 170.40 feet to an iron pin set;*

*Thence run South 32 degrees 06 minutes 49 seconds East for a distance of 40.00 feet to the POINT OF BEGINNING.*

*Said tract or parcel of land contains 3.2182 acres more or less.*

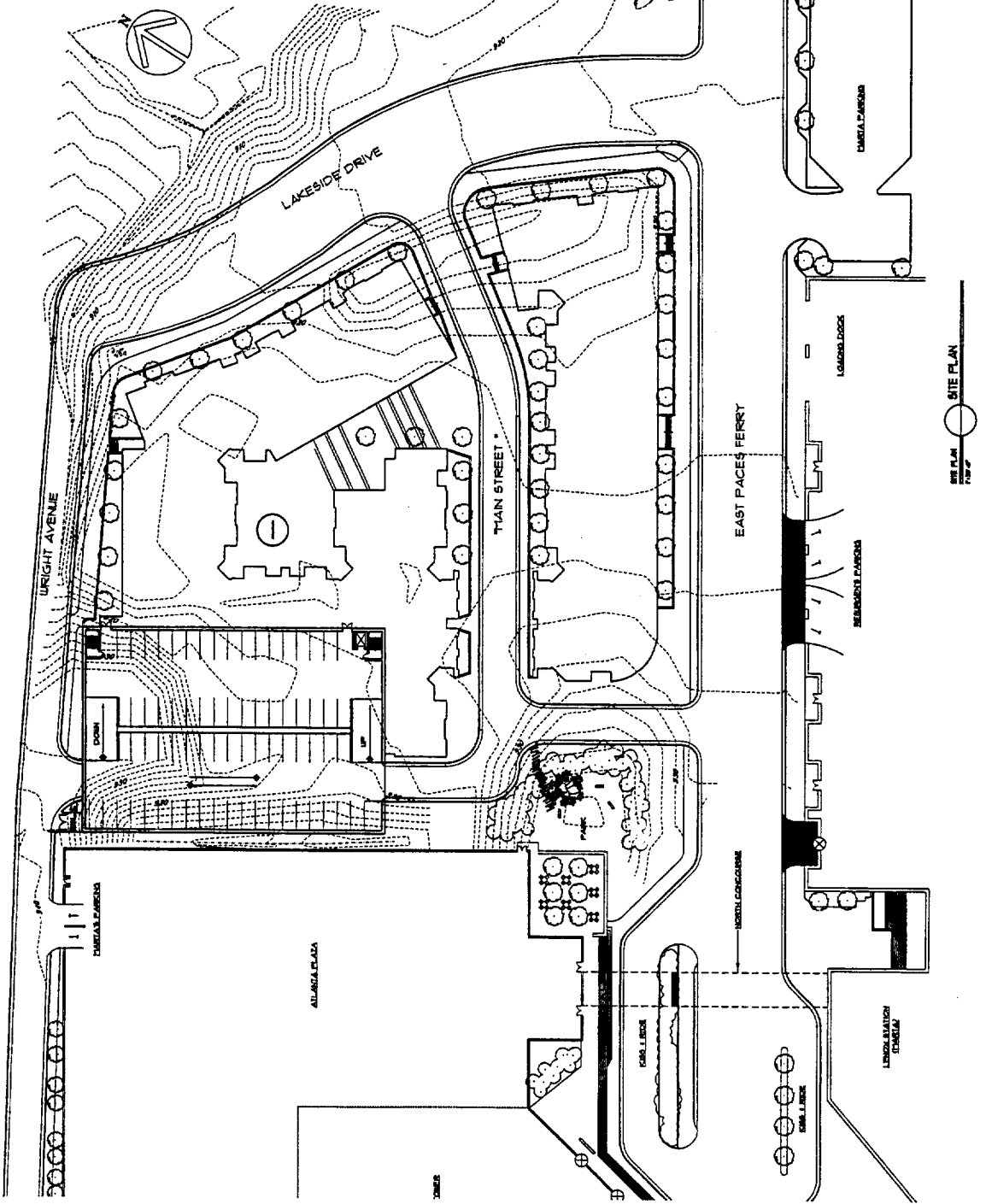
**LEGACY AT LENOX**  
 800 EAST PACES FERRY ROAD  
 TRAMMELL BROW RESIDENTIAL

**Niles Bolton Associates, Inc.**  
 One Buckhead Plaza  
 2000 Peachtree Road, N.W.  
 Atlanta, Georgia 30309  
 404-888-7900  
 Fax: 404-888-7910  
 nba@nilesbolton.com

JOE HUNTER: 750-120  
 CHUCKED BY:  
 BARRY BY:

PROPERTY INFORMATION	
NO.	DESCRIPTION
1	800 EAST PACES FERRY ROAD
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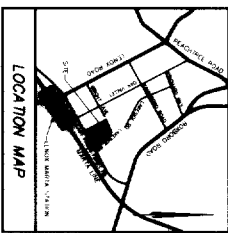
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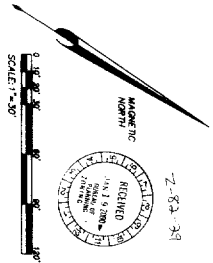
2-82-29

## **SPI-12 Requirements**

SAFE AND CONVENIENT PEDESTRIAN CIRCULATION  
MINIMAL CONFLICT BETWEEN PEDESTRIAN AND VEHICLES  
ENCOURAGE USE OF PUBLIC TRANSPORTATION  
IMPROVED PEDESTRIAN FLOW THROUGH DOWNTOWN  
ENCOURAGED PEDESTRIAN FLOW THROUGH DETOURMENT  
PEDESTRIAN WAY WHICH ENCOURAGES ACTIVE STREET AND  
PEDESTRIAN LIFE  
SAFE AND CONVENIENT BICYCLE ACCESS TO LENOX AVENUE  
STATION  
CONTINUOUS 5 FOOT STREET PLANTING ZONE ADJACENT TO  
CROSSING  
SOCIETARIUS ALONG ALL PUBLIC STREETS  
MINIMUM 10 FOOT CLEAR ZONE FOR ALL SOCIETARIUS  
ADJACENT TO CROSSING  
ALLOW FOR 20-FOOT SHORT DISTANCE MINIMUM AT STREET  
CORNERS  
MINIMUM 10 PERCENT OF TOTAL AREA IN LANDSCAPED SPACE



**ARCHITECTURE  
BY  
Niles Bolton Associates, Inc.**



RCS# 2177  
8/07/00  
6:12 PM

Atlanta City Council

Regular Session

99-O-1912

To Amend Z-82-29; East Paces Ferry Rd.  
from PD-MU, PD-OC, & R-3 to PD-MU  
ADOPT AS AMEND

YEAS: 9  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 2  
ABSENT 1

Y McCarty	E Dorsey	Y Moore	NV Thomas
Y Starnes	Y Woolard	NV Martin	B Emmons
NV Bond	Y Morris	Y Maddox	E Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

99-O-1912



RCS# 2176  
8/07/00  
6:11 PM

Atlanta City Council

Regular Session

99-O-1912

To Amend Z-82-29; East Paces Ferry Rd.  
from PD-MU, PD-OC, & R-3 to PD-MU  
AMEND

YEAS: 9  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 2  
ABSENT 1

NV McCarty	E Dorsey	Y Moore	NV Thomas
Y Starnes	Y Woolard	NV Martin	B Emmons
Y Bond	Y Morris	Y Maddox	E Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

99-O-1912

RCS# 2172  
8/07/00  
5:35 PM

Atlanta City Council

Regular Session

99-O-1912

To Amend Z-82-29; East Paces Ferry Rd.  
from PD-MU, PD-OC, & R-3 to PD-MU  
Adopt/Sub/Amend

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 2  
ABSENT 1

Y McCarty	E Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	B Emmons
Y Bond	Y Morris	Y Maddox	E Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

99-O-1912

RCS# 2170  
8/07/00  
5:33 PM

Atlanta City Council

Regular Session

99-O-1912            To Amend Z-82-29; East Paces Ferry Rd.  
                      from PD-MU, PD-OC, & R-3 to PD-MU  
                      Adopt/Sub/Amend

YEAS:        2  
NAYS:        0  
ABSTENTIONS: 0  
NOT VOTING: 12  
EXCUSED:     1  
ABSENT       1

NV McCarty	E Dorsey	NV Moore	Y Thomas
NV Starnes	NV Woolard	NV Martin	B Emmons
NV Bond	NV Morris	NV Maddox	NV Alexander
Y Winslow	NV Muller	NV Boazman	NV Pitts

**LARGE ATTACHMENT:**

**DOCUMENT(S),**

**MANUAL(S)**

**OR**

**MAP(S)**

**NOT COPIED,**

**PULL ORIGINAL**

**FOR COPY OR TO VIEW**